



To the Honorable Council  
City of Norfolk, Virginia

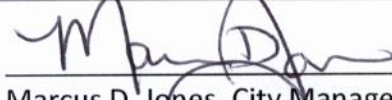
February 23, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Rezoning from R-8 (Single-Family) to conditional C-2 (Corridor Commercial) and for a special exception to operate an automobile sales and services facility at 6336-6352 E. Virginia Beach Boulevard – Auto Connection**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-2**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval** of both requests.
- III. **Request:** Rezoning from R-8 (Single-Family) to conditional C-2 (Corridor Commercial) and for a special exception to operate an automobile sales and services facility.
- IV. **Applicant: Auto Connection**
- V. **Description:**
  - The site is located on the northwest corner of East Virginia Beach Boulevard and George Street, in the Hollywood Homes/Maple Hall neighborhood.
  - Granting the requests will allow the existing automobile sales facility to expand operations and utilize the entire site for automobile sales and service, including the rear portion of the site which has been zoned residential but used for auto storage in the past.
    - The previous full use of the site for automobile sales ceased operation in 2012 when the previous operated moved across the street.
    - This site has not been continuously and entirely used for automobile sales since 2012 and is no longer grandfathered for the use; requiring a special exception.

Staff point of contact: Matthew Simons at 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinances

**Planning Commission Public Hearing: January 28, 2016**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

*GS*  
*MS*

Staff Report	Item No. 3	
Address	6336-6352 East Virginia Beach Boulevard	
Applicant	Auto Connection	
Requests	Rezoning	R-8 (Single-Family) to conditional C-2 (Corridor Commercial)
	Special Exception	Automobile sales and service
Property Owner	George Street Corp.	
Site Characteristics	Site/Building Areas	2 acres/18,375 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-2 and R-8
	Neighborhood	Hollywood Homes/Maple Hall
	Character District	Suburban
Surrounding Area	North	R-8: Single-family homes
	East	C-2: Hajjis Wholesale Auto Sales
	South	C-2: Woodlawn Cemetery and Grand Discount Furniture
	West	C-2: Carafello's Auto Sales





### A. Summary of Request

- The site is located on the northwest corner of East Virginia Beach Boulevard and George Street, in the Hollywood Homes/Maple Hall neighborhood.
- Granting the requests will allow the existing automobile sales facility to expand operations and utilize the entire site for automobile sales and service, including the rear portion of the site which has been zoned residential but used for auto storage in the past.
  - The previous full use of the site for automobile sales ceased operation in 2012 when the previous operator moved across the street.
  - This site has not been continuously and entirely used for automobile sales since 2012 and is no longer grandfathered for the use; requiring a special exception.

### B. Plan Consistency

#### *Change of Zoning*

- The proposed rezoning is consistent with *plaNorfolk2030*, which designates this site as commercial.

#### *Special Exception*

- The Identifying Land Use Strategies chapter of *plaNorfolk2030* includes an action calling for the city to work to bring existing automobile sales and service establishments into compliance with applicable codes, with an emphasis on buffering, landscaping, and parking.
  - In order to be fully consistent with *plaNorfolk2030*, improvements should be made to this site to bring it closer to compliance with applicable codes.

### C. Zoning Analysis

#### i. General

- The majority of the site is zoned C-2 (Corridor Commercial), which permits the proposed use with a special exception.
  - A portion of the site to the rear is zoned R-8 (Single-Family) and has been used for vehicle inventory storage for previous auto sales operations on the site.
    - This portion is proposed to be rezoned from R-8 to C-2; bringing the site into conformity with the proposed auto sales use.
- The site is located along a commercial corridor and there is residential exposure along the rear property line.
- The attached conditions ensure compliance with *plaNorfolk2030* and all *Zoning Ordinance* requirements.

	Proposed
Hours of Operation	8:00 a.m. until 9:00 p.m., Seven days a week

#### ii. Parking

The surface parking lot on the site is sufficient to accommodate the parking requirements for the proposed use.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

**D. Transportation Impacts**

No new trips are forecast related to the proposed continuation of the existing automobile use on the site.

**E. Historic Resources Impacts**

- The site is not located within a federal, state, or local historic district.
  - Since some or all of the structures on the site are at least 50 years old, the site could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

**F. Public Schools Impacts**

N/A

**G. Environmental Impacts**

- The conceptual plan submitted by the applicant demonstrates the following site improvements.
  - The nonconforming signs will be brought into full compliance with the *Zoning Ordinance*.
  - A landscape buffer will be installed along the rear property line, adjacent to the residential, and along the front and corner side property line, with new driveway aprons installed.
  - The storage area will be improved.

**H. Surrounding Area/Site Impacts**

- Over the past year there have been two calls for police service with no arrests made.
  - The calls for service concerned motor vehicle incidents.

**I. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**J. Civic League**

Notice was sent to the Hollywood Homes/Maple Hall Civic League on December 18.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.



**L. Recommendation**

Staff recommends **approval** of the conditional rezoning and special exception requests, considering compliance with *Zoning Ordinance* requirements, subject to the proffers conditions below:

**Rezoning Proffer**

- (a) The land rezoned will be used only for storage of inventory automobiles and its use will comply with all zoning regulations.

**Automobile Sales and Service – Conditions**

- (b) The hours of operation for the facility shall be from 8:00 a.m. until 9:00 p.m., seven days a week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (c) The site shall be generally designed in accordance with the conceptual site plan prepared by Site Improvement Associates, Inc., dated December 11, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the site plan review and building permit plan review processes.
- (d) A contiguous, solid, wood fence not less than eight (8) feet in height shall be installed and maintained along the northern property line, within the required landscape buffer area, except the fence shall be tapered down to a height of four (4) feet tall and with 50 percent fenestration for the portions of the fence located within 20 feet of the George Street public right-of-way.
- (e) The parking lot shall be striped and all storage, display and parking of vehicles shall adhere to the conceptual site plan prepared by Site Improvement Associates, Inc., dated December 11, 2015, attached hereto and marked as "Exhibit A."
- (f) Landscaping shall be installed and maintained in accordance with the conceptual site plan prepared by Site Improvement Associates, Inc., dated December 11, 2015, attached hereto and marked as "Exhibit A," in addition to landscaping to be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), subject to any revisions required by the City to be made during the site plan review and building permit plan review processes. The landscaping shall be maintained at all times.
- (g) All nonconforming fences on the site shall be removed and all nonconforming signs on the site shall either be removed or modified to comply with the signage requirements within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (h) There shall be no razor wire permitted on the site and any existing razor wire shall be

removed.

- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (k) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.
- (l) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (m) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (n) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather flags, pennants, and streamers is prohibited.
- (o) There shall be no signage, flags or banners visible from any public right-of-way affixed to the automobiles being displayed for sale.
- (p) Test driving of the vehicles shall not occur within the neighborhood located in the vicinity of the site.
- (q) No parking of any vehicles used for storage, display, or offered for sale or resale shall be permitted on any portions of the public right-of-way or on any unimproved surface.
- (r) There shall be no storage of wrecked or inoperative vehicles in the building or on the property without a work order or an insurance claim form.
- (s) All repair work shall be done inside the building. No repair work may take place outside.
- (t) No exterior storage, placement or any otherwise display of tires or other vehicle parts is allowed.
- (u) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (v) The property shall be kept in a clean and sanitary condition at all times.
- (w) The establishment shall maintain a current, active business license at all times while in operation.
- (x) No business license(s) shall be issued until conditions (b), (c), (d), (e), (f), (g), (h), (i) and (j) have all been implemented fully on the site.

**Attachments**

Location Map  
Future Land Use Map  
Zoning Map  
1000' radii map of similar automobile establishments  
Applications  
Site plan/landscape plan  
Notice to the Hollywood Homes/Maple Hall Civic League



## **Proponents and Opponents**

### **Proponents**


Michael Wayne Clifton – applicant  
936 East Ocean View Avenue  
Norfolk, VA 23503


Sam Baraki – engineer  
800 Juniper Crescent  
Chesapeake, VA 23320

### **Opponents**

None



Form and Correctness Approved: 

Contents Approved: 

By 

Office of the City Attorney

By 

DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE A PORTION OF THE PROPERTY LOCATED AT 6336 TO 6352 EAST VIRGINIA BEACH BOULEVARD FROM R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a specific portion of the property located at 6336 to 6352 East Virginia Beach Boulevard is hereby rezoned from R-8 (Single-Family Residential) District to conditional C-2 (Corridor Commercial) District. The specific portion of the property which is the subject of this rezoning is more fully described as follows:

That portion with approximate dimensions of 80 feet by 125 feet located in the northwest corner of the property fronting 384 feet, more or less, along the northern line of East Virginia Beach Boulevard and 205 feet, more or less, along the western line of George Street and numbered 6336 to 6352 East Virginia Beach Boulevard. The portion is located immediately south of the properties known as Parcel A and Parcel B fronting on the south side of Hudson Avenue and numbered 6339 and 6343 Hudson Avenue.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

- (a) The land rezoned will be used only for storage of inventory automobiles and its use will comply with all zoning regulations.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general

welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.



Form and Correctness Approved:

By

Office of the City Attorney

Contents Approved:

By

DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE AN AUTOMOBILE SALES AND SERVICE ESTABLISHMENT NAMED "AUTO CONNECTION" ON PROPERTY LOCATED AT 6336 TO 6352 EAST VIRGINIA BEACH BOULEVARD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Automobile Sales and Service establishment named "Auto Connection" on property located at 6336 to 6352 East Virginia Beach Boulevard. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 384 feet, more or less, along the northern line of East Virginia Beach Boulevard and 205 feet, more or less, along the western line of George Street; premises numbered 6336 to 6352 East Virginia Beach Boulevard.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be limited to 8:00 a.m. until 9:00 p.m., seven days per week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The site shall be improved generally in accordance with the conceptual site plan prepared by Site Improvement Associates, Inc., dated December 11, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the site plan review and building permit plan review processes.
- (c) A contiguous, solid, wood fence eight (8) feet in

height shall be installed and maintained along the northern property line, within the required landscape buffer area, except for any portion situated within 20 feet of the property line abutting George Street. Within 20 feet of the property line abutting George Street, a 50% open fence four (4) feet in height shall be installed along the northern property line.

- (d) The parking lot shall be striped and all storage, display, and parking of vehicles shall conform to the layout set forth in the conceptual site plan attached as "Exhibit A."
- (e) Landscaping shall be installed and maintained in accordance with the conceptual site plan attached as "Exhibit A." In addition, landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-7.1 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), subject to any revisions required by the City to be made during the site plan review and building permit plan review processes.
- (f) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (g) All nonconforming fences on the site shall be removed and all nonconforming signs on the site shall either be removed or modified to comply with the signage requirements within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (h) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (k) Dumpsters shall be gated and not visible from any



public right-of-way, and will be screened with masonry walls that complement the current existing building.

- (l) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (m) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather flags, pennants, and streamers is prohibited.
- (n) There shall be no signage, flags or banners visible from any public right-of-way affixed to the automobiles being displayed for sale.
- (o) Test driving of the vehicles shall not occur within the neighborhood located in the vicinity of the site.
- (p) No parking of any vehicles used for storage, display, or offered for sale or resale shall be permitted on any portions of the public right-of-way or on any unimproved surface.
- (q) There shall be no storage of wrecked or inoperative vehicles in the building or on the property without a work order or an insurance claim form.
- (r) All repair work shall be done inside the building. No repair work may take place outside.
- (s) No exterior storage, placement or any otherwise display of tires or other vehicle parts is allowed.
- (t) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.

- (u) The property shall be kept in a clean and sanitary condition at all times.
- (v) The establishment shall maintain a current, active business license at all times while in operation.
- (w) No business license(s) shall be issued until conditions (b), (c), (d), (e), (g), (h) and (k) have all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of



traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

## SITE DATA:

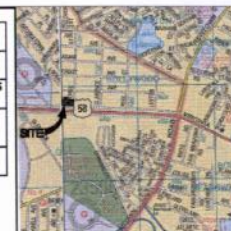
- SITE ADDRESS: 6336, 6342 & 6352 EAST VIRGINIA BEACH BLVD, VA
- GPIN: 1457-99-8167
- SITE AREA: 90,333 S.F. / 2.07 A.C.
- TOTAL BUILDING AREA: ± 18,000 S.F.
- ZONING: C-2
- REQUIRED PARKING SPACES: 18,000 S.F. / 500 S.F. = 36 SPACES
- PARKING PROVIDED: 40 SPACES INCLUDING 2 H.C.
- FLOOD ZONE: PROPERTY IS IN FLOOD ZONE X AS SHOWN ON FEMA MAP #515531-0081G DATED JANUARY 15, 2015. ZONE "X" REFERS TO AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- LEGAL DESCRIPTION: PARCEL C; PART OF LOT 3; ALL OF LOTS 4, 5, 6, 7; PART OF LOT 8; PART OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36; BLOCK NO.1 SECTION "A" HOLLYWOOD ON NORFOLK - VIRGINIA BEACH BOULEVARD

## LEGEND:

- 25' SIGHT TRIANGLE AT BOTH SIDES OF EACH ENTRANCE

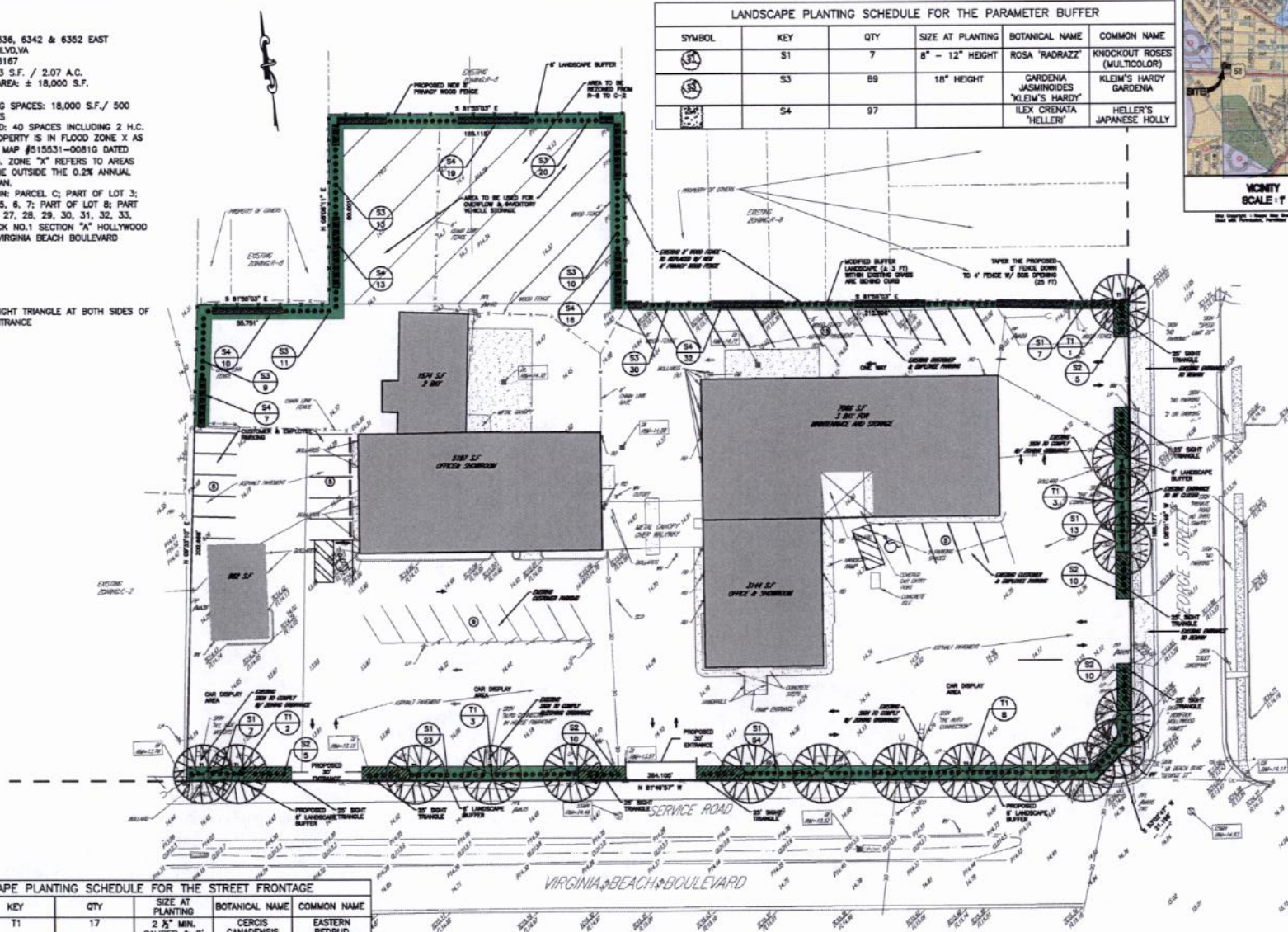
## LANDSCAPE PLANTING SCHEDULE FOR THE PARAMETER BUFFER

SYMBOL	KEY	QTY	SIZE AT PLANTING	BOTANICAL NAME	COMMON NAME
	S1	7	8" - 12" HEIGHT	ROSA 'RADRAZZ'	KNOCKOUT ROSES (MULTICOLOR)
	S3	89	18" HEIGHT	GARDENIA JASMINOIDES 'KLEIM'S HARDY'	KLEIM'S HARDY GARDENIA
	S4	97		ILEX CRENATA 'HELLER'	HELLER'S JAPANESE HOLLY

VICINITY MAP  
SCALE: 1" = 200'

## LANDSCAPE PLANTING SCHEDULE FOR THE STREET FRONTAGE

SYMBOL	KEY	QTY	SIZE AT PLANTING	BOTANICAL NAME	COMMON NAME
	T1	17	2 1/2" MIN. CALIPER @ 8' HEIGHT	CERCIS CANADENSIS	EASTERN REDBUD
	S1	97	18" HEIGHT	ROSA 'RADRAZZ'	KNOCKOUT ROSES (MULTICOLOR)
	S2	40	8" - 12" HEIGHT	ROSA 'MELOCOS'	DRIFT ROSE (MULTICOLOR)



CONCEPTUAL SITE PLAN  
FOR  
AUTO CONNECTION CAR DEALERSHIP  
TO ACCOMPANY A SPECIAL EXCEPTION APPLICATION  
GPIN 1457-99-8167  
NORFOLK, VA

JOB # 15189  
DWG FILE: 15189-LO-1  
DATE: 12/11/15  
SCALE: 1" = 20'  
SHEET NUMBER  
1 OF 1

THIS DOCUMENT IS THE SOLE PROPERTY OF SITE IMPROVEMENT ASSOCIATES, INC. THE REPRODUCTION OR TRANSMISSION OF ANY PART OF THIS DOCUMENT OR ANY OTHER DOCUMENT OR DESIGN MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF SITE IMPROVEMENT ASSOCIATES, INC.

Site Improvement Associates, Inc.  
2000 Lakeside Drive, Suite A  
Charlottesville, VA 22903  
Phone: 757-877-8888  
Fax: 757-877-8888



Location Map

HUDSON AVENUE

GEORGE STREET

AUTO CONNECTION

E VIRGINIA BEACH BOULEVARD

E VIRGINIA BEACH BOULEVARD

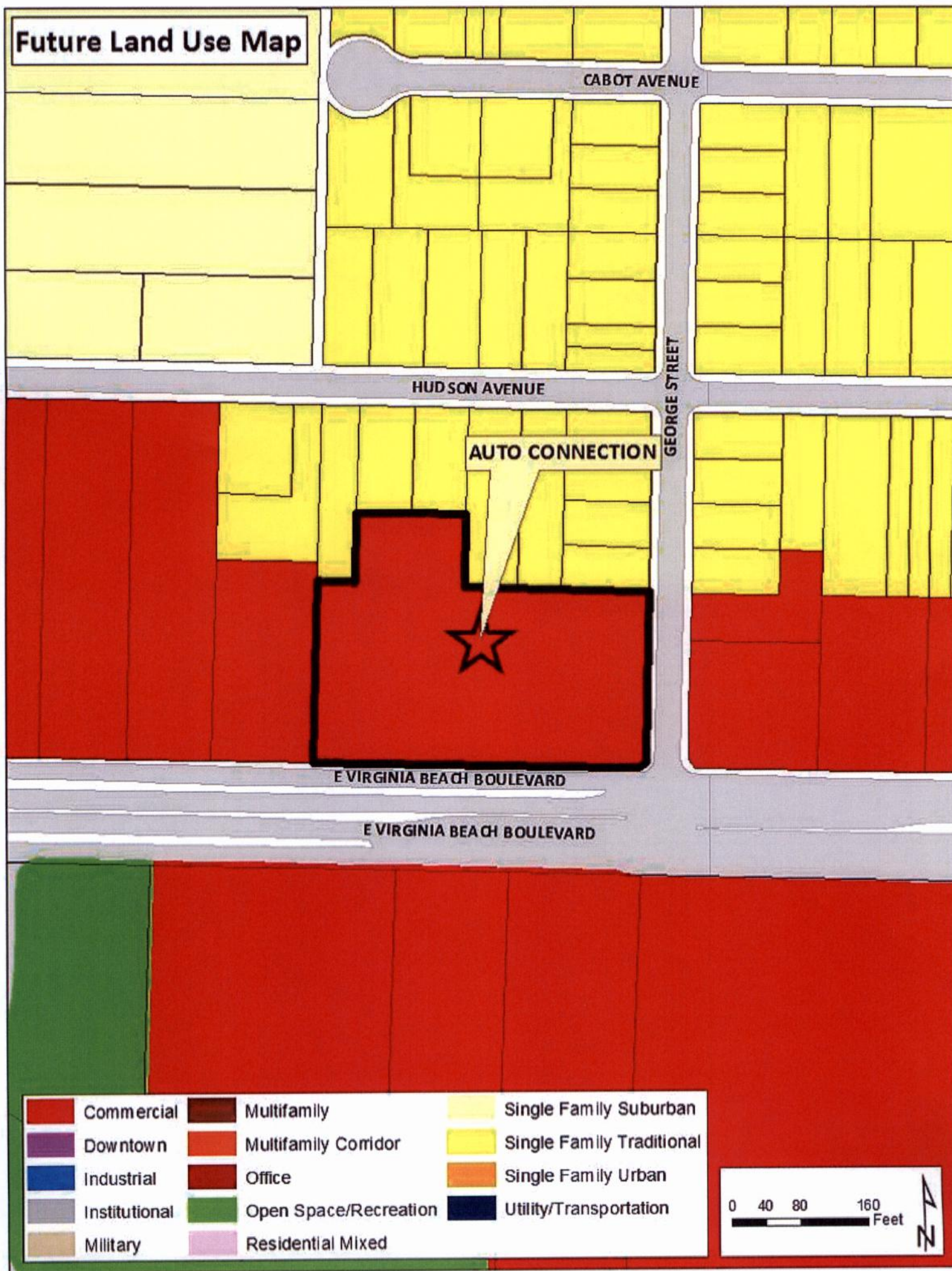
E VIRGINIA BEACH BOULEVARD

0 15 30 60 Feet



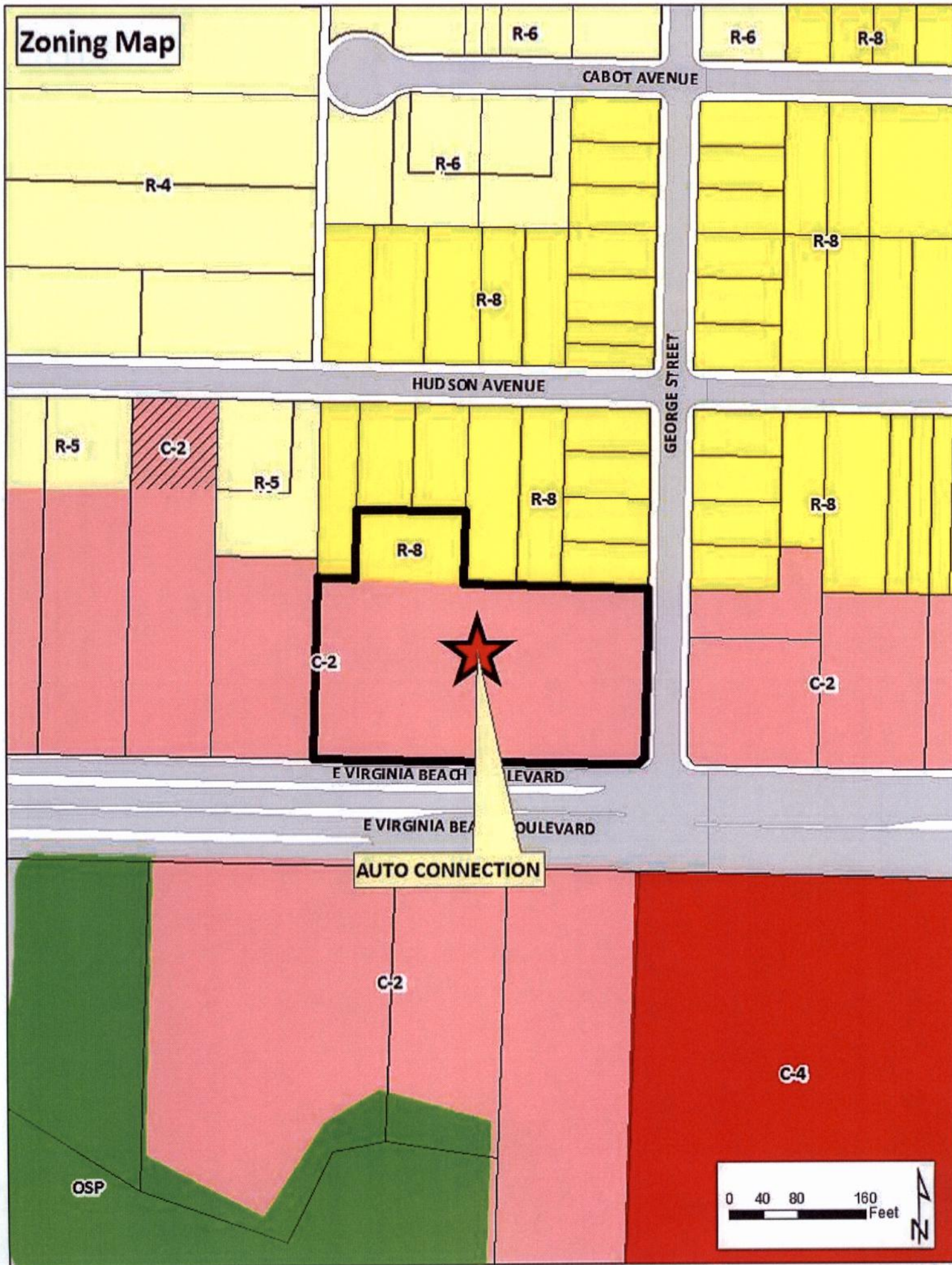


# Future Land Use Map





# Zoning Map





# Use Proximity Map

1000'

WAILES AVENUE

ADAIR AVENUE

CABOT AVENUE

HUDSON AVENUE

AUTO CONNECTION

E VIRGINIA BEACH BOULEVARD

E VIRGINIA BEACH BOULEVARD

CORNWALLIS LANE

- ★ Proposed Location
- Auto Sales Facility

0 80 160 320 Feet

N



## APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: 12-14-15

### Conditional Change of Zoning

From: R-8 Zoning To: Conditional C-2 Zoning

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 6336,6342,6348,6352 (Street Name) Virginia Beach Blvd

Existing Use of Property: Used Car Dealership

Current Building Square Footage +/- 17000 SF

Proposed Use Used Car Dealership and Repair Maintenance Shop

Proposed Building Square Footage N/A

Trade Name of Business (If applicable) Auto Connection

### APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Auto Connection (First) (MI)

Mailing address of applicant (Street/P.O. Box): 6352 Virginia Beach Blvd

(City) Norfolk (State) Virginia (Zip Code) 23502

Daytime telephone number of applicant (757) 461-5040

Fax ( )

E-mail address of applicant:

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**Application**  
**Conditional Rezoning**  
**Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant (757)  Fax (757)

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last)  (First)  (MI)

Mailing address of property owner (Street/P.O. box):

(City)  (State)  (Zip Code)

Daytime telephone number of owner (757)  email:

**CIVIC LEAGUE INFORMATION**

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

---

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Wayne Clifton Sign:  12/14/15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Issam H. Baraki Sign:  12/14/15  
(Authorized Agent Signature) (Date)



**PROFERRED CONDITIONS**

1) The area to be rezoned will be used for storage of inventory cars and should meet all zoning regulations

2)

3)

4)

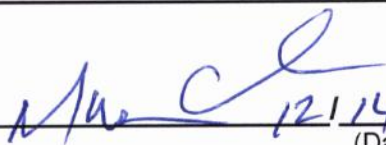
5)

6)

Print name:

WAYNE CLIFTON  
(Applicant)

Sign:

 12/14/15  
(Date)

Print name:

\_\_\_\_\_  
(Property Owner or Authorized Agent of Signature)

Sign:

  /  /    
(Date)

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Description of the purpose of the rezoning.**

The property is located on 6352 Virginia Beach Blvd, the property has been used for car dealerships for a long time, the majority of the property is zoned C-2 however, the back portion (80'x125') of the property is zoned R-8, this portion has been and continues to be used for storage of inventory cars.

The reason for this rezoning is to bring a nonconforming use of the property to conform with the current zoning regulation.





## APPLICATION SPECIAL EXCEPTION

Special Exception for:

Date of application:

### DESCRIPTION OF PROPERTY

Property location: (Street Number)  (Street Name)

Existing Use of Property

Current Building Square Footage

### Proposed Use

Proposed Square Footage

### Proposed Hours of Operation:

Weekday From  To

Friday From  To

Saturday From  To

Sunday From  To

Trade Name of Business (If applicable)

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last)  (First)  (MI)

Mailing address of property owner (Street/P.O. box):

(City)  (State)  (Zip Code)

Daytime telephone number of owner ()  email:

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**CIVIC LEAGUE INFORMATION**

Civic League contact: Bruce Erie 757-404-2051 Hollywood Homes/Maple Hall Civic League

Date(s) contacted:

Ward/Super Ward information: Ward 4/Super Ward 7

**CERTIFICATION:**

**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

Print name: Wayne Clifton Sign:  12/11/15  
(Property Owner or Authorized Agent of Signature) (Date)

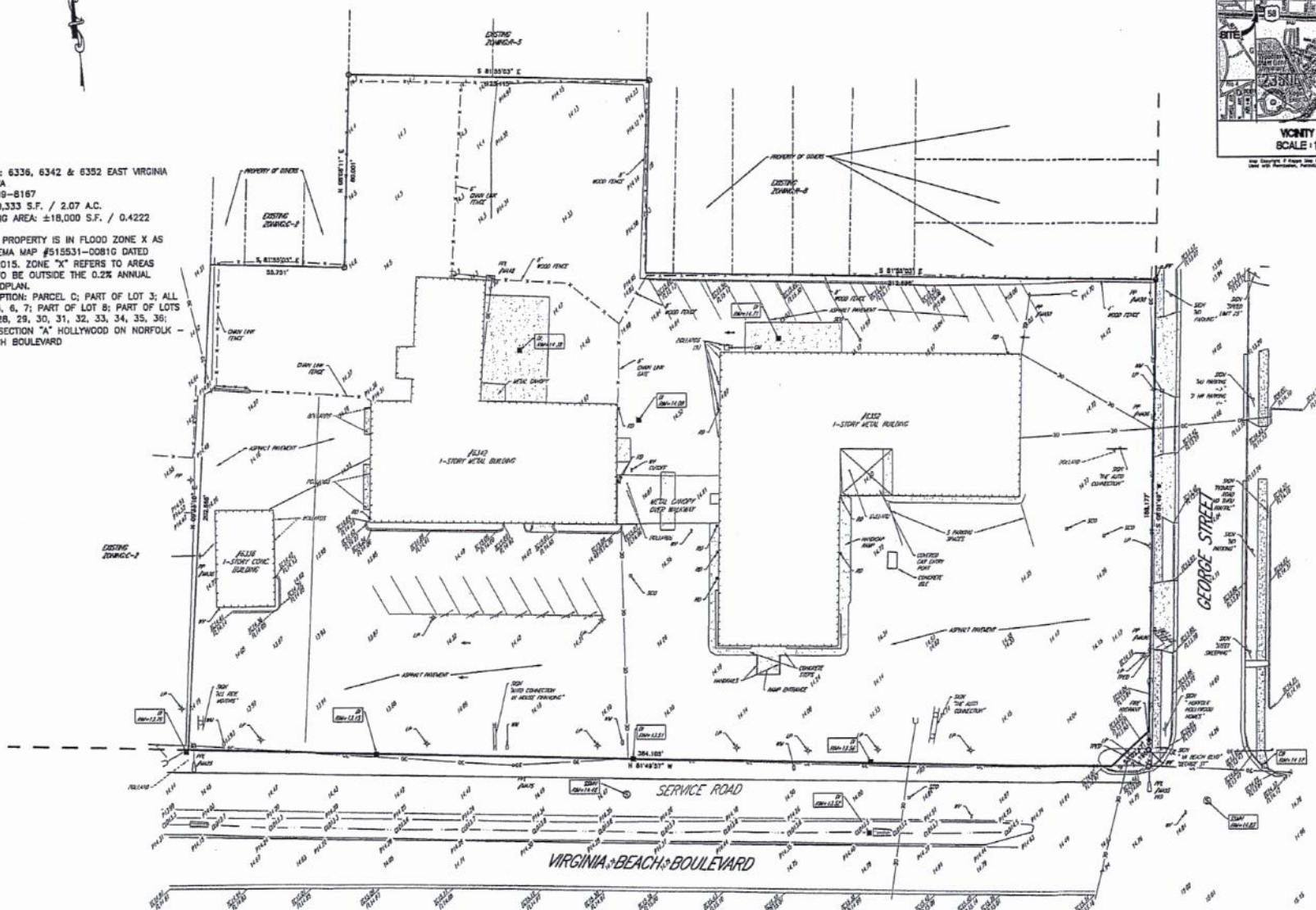
Print name: Wayne Clifton Sign:  12/11/15  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: Issam H. Baraki, P.E. Sign:  12/11/15  
(Authorized Agent Signature) (Date)

# **SITE DATA:**

- SITE ADDRESS: 6336, 6342 & 6352 EAST VIRGINIA BEACH BLVD, VA
- GPIN: 1457-99-8167
- SITE AREA: 90,333 S.F. / 2.07 A.C.
- TOTAL BUILDING AREA: ±18,000 S.F. / 0.4222
- ZONING: C-2
- FLOOD ZONE: PROPERTY IS IN FLOOD ZONE X AS SHOWN ON FEMA MAP #515531-0081G DATED JANUARY 15, 2015. ZONE "X" REFERS TO AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- LEGAL DESCRIPTION: PARCEL C; PART OF LOT 3; ALL OF LOTS 4, 5, 6, 7; PART OF LOT 8; PART OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36; BLOCK NO.1 SECTION "A" HOLLYWOOD ON NORFOLK - VIRGINIA BEACH BOULEVARD



<p><b>THE ASSURANCE IS THE SOLE PROPERTY OF (SIA) SITE IMPROVEMENT ASSOCIATES, INC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM AN OFFICE OF (SIA) SITE IMPROVEMENT ASSOCIATES, INC.</b></p>	
<p><b>SIA</b></p>	
<p><b>Site Improvement Associates, Inc.</b> Civil Engineers, Surveyors, &amp; Site Constructors Where Engineering and Construction Come Together</p>	
<p>800 Junior Creek Road, Suite A Chesapeake, VA 23029 Office: 757-231-9500 Fax: 757-231-6288</p>	
<p><b>PHYSICAL SURVEY FOR AUTO CONNECTION</b></p>	
<p><b>NORFOLK, VA</b></p>	
<p>JOB # 15189 DWG FILE: 15189-TOPO DATE: 12/07/2015 SCALE: 1" = 20' SHEET NUMBER 1 OF 1</p>	



## Simons, Matthew

---

**From:** Straley, Matthew  
**Sent:** Friday, December 18, 2015 1:04 PM  
**To:** 'Bruce Erie'; Simons, Matthew  
**Cc:** Howard, Oneiceia; Riddick, Paul; Williams, Angelia M.  
**Subject:** FW: new Planning Commission applications - 6336-6352 E Virginia Beach Boulevard  
**Attachments:** AutoConnection\_rezoning.pdf

Mr. Erie,

Attached is the rezoning application for Auto Connection at 6336-6352 E Virginia Beach Boulevard.

Should you have any questions, please email or call *Matt Simons* at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thank you.

---

**From:** Straley, Matthew  
**Sent:** Wednesday, December 16, 2015 11:33 AM  
**To:** 'Bruce Erie'  
**Cc:** Riddick, Paul; Williams, Angelia M.; Howard, Oneiceia; Simons, Matthew  
**Subject:** new Planning Commission applications - 6336-6352 E Virginia Beach Boulevard

Mr. Erie,

Attached please find the following applications at 6336-6352 E. Virginia Beach Boulevard:

- a. Change of zoning from R-8 (Single-Family) district to conditional C-2 (Corridor Commercial) district on an approximately 80-foot by 125-foot portion of the property; located to the northwest of the site. **(This application is forthcoming)**
- b. Special exception to operate an automobile sales and service facility.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thank You.

**Matthew Straley**  
GIS Technician II  
Norfolk Department of City Planning  
810 Union Street, Suite 508 | Norfolk, Virginia 23510  
[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569



January 11, 2016

City of Virginia Beach  
Department of Planning and Community Development  
Barry Frankenfield  
2405 Courthouse Drive, Building 2, Room 115  
Virginia Beach, VA 23456

Dear Mr. Frankenfield,

The Norfolk Department of City Planning has recently received the following applications by **THE AUTO CONNECTION** concerning property located at 6336-6352 East Virginia Beach Boulevard, and located within one-half mile of the western corporate boundary of the City of Virginia Beach:

- a. Change of zoning from R-8 (Single-Family) district to conditional C-2 (Corridor Commercial) district on an approximately 80-foot by 125-foot portion of the property; located to the northwest of the site.
- b. Special exception to operate an automobile sales and service facility.

This item is tentatively scheduled for the Norfolk City Planning Commission public hearing to be held on January 28, 2016 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia.

If you would like additional information on the request, you may contact the authorized agent for the applicant, Issam Baraki at (757) 671-9000, [ibaraki@siava.us](mailto:ibaraki@siava.us), or you may telephone Matthew Simons, on my staff at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov). A copy of the complete application is enclosed.

This notice is being sent in accordance with the advertising requirements of the Code of Virginia, section 15.2-2204(c); pertaining to certain land use applications involving any parcel of land located within one-half mile of a boundary of an adjoining locality of the Commonwealth. Because this notice is within the 10-day period before the scheduled date indicated above, you are asked to acknowledge your acceptance and receipt of this actual notice, in accordance with Virginia Code section 15.2-2204(c), either by signing a copy of this letter or by separate correspondence sent to this office.

Sincerely,

A handwritten signature in blue ink that reads "Leonard M. Newcomb, III".

Leonard M. Newcomb, III, CFM  
Department of City Planning  
Assistant Director

cc: Matthew Simons, AICP CZA CFM (email)